013.0	0001	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	862,700 / 862,700
					USE VALUE:	862,700 / 862,700
					ASSESSED:	862,700 / 862,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56	-58	MARGARET ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUNNINGHAM FRANK N--ETAL
Owner 2:	BLACK ANNE E
Owner 3:	
Street 1:	56-58 MARGARET ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,275 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2150 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5275.000	399,500	600	462,600	862,700
Total Card	0.121	399,500	600	462,600	862,700
Total Parcel	0.121	399,500	600	462,600	862,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.26 | /Parcel: 401.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 9984

GIS Ref

GIS Ref

Insp Date 02/27/18

!1242!

PREVIOUS ASSESSMENT

Parcel ID 013.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	399,600	600	5,275.	462,600	862,800	862,800	Year End Roll	12/18/2019
2019	104	FV	310,500	600	5,275.	491,500	802,600	802,600	Year End Roll	1/3/2019
2018	104	FV	310,500	600	5,275.	358,500	669,600	669,600	Year End Roll	12/20/2017
2017	104	FV	291,100	600	5,275.	312,300	604,000	604,000	Year End Roll	1/3/2017
2016	104	FV	291,100	600	5,275.	266,000	557,700	557,700	Year End	1/4/2016
2015	104	FV	259,300	600	5,275.	260,200	520,100	520,100	Year End Roll	12/11/2014
2014	104	FV	259,300	600	5,275.	214,000	473,900	473,900	Year End Roll	12/16/2013
2013	104	FV	269,800	600	5,275.	203,500	473,900	473,900		12/13/2012

PRINT

Date	Time
12/10/20	16:53:48

LAST REV

Date	Time
03/26/18	10:46:34

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1242

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17140-363		6/1/1986		225,000	No	No		Y

USER DEFINED

Prior Id # 1:	9984
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2014	1354	Re-Roof	8,800					Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2018	MEAS&NOTICE	BS	Barbara S
4/3/2009	Meas/Inspect	345	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5275		Sq. Ft.	Site		0	80.	1.10	1									462,601						462,600	

Total AC/HA: 0.12110 | Total SF/SM: 5275 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 462,601 | Spl Credit | Total: 462,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13837206
Const Adj.:	0.98000205
Adj $ / SQ:	189.653
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	578948
Depreciation:	179474
Depreciated Total:	399474

COMMENTS

SCUTTLE. FFL STEAM HEAT=GAS. SFL STEAM HEAT=OIL.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	1
Totals			
2	10	4	

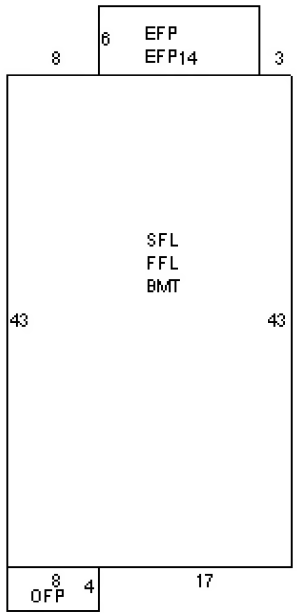
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	189.65
Special Features:	0	Val/Su Net:	116.64
Final Total:	399500	Val/Su SzAd	185.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,075	56.900	61,163
FFL	First Floor	1,075	189.650	203,877
SFL	Second Floor	1,075	189.650	203,877
EFP	Enclos Porch	168	42.560	7,150
OFP	Open Porch	32	43.120	1,380

Net Sketched Area: 3,425 | Total: 477,447

Size Ad 2150 | Gross Are 3425 | FinArea 2150

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
41	Imp. Shed	D	Y	1	12X12	A	AV	1950	7.50	T	40.8	104			600			600

More: N | Total Yard Items: 600 | Total Special Featues: | Total: 600

IMAGE

AssessPro Patriot Properties, Inc